



# Historic Preservation Board

30 S. Nevada Avenue, Suite 105 | Colorado Springs, CO 80901  
(719) 385-5905



Site Address: 2116 N. Tejon St, Colorado Springs, CO 80907

Project Name: Landing demolition and Deck installation

Tax Schedule No.: ~~719-660-6669~~ 64062-09-013

Existing Zone: R2 HP

Type of Intended Action (check all that apply):

- Demolition (total)
- Demolition (partial)
- New Construction
- Rehabilitation/Restoration
- Re-Roof

### Project Summary:

Demolish the existing landing on the rear of the house and replace with a deck that covers most of the existing concrete patio.

See attached narrative for details.

Owner: Luke and AnneMichelle Johnson

Address: 2116 N. Tejon St

City/State: Colorado Springs, CO

Zip Code: 80907

Telephone No.: 719-660-6669

Email: lukas4321@hotmail.com

Applicant: \_\_\_\_\_

Address: 2116 N. Tejon St

City/State: Colorado Springs, CO

Zip Code: 80907

Telephone No.: 719-660-6669

Email: lukas4321@hotmail.com

I herby certify that I am the authorized applicant named above and that I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing the application, and that all statements, answers and information provided as part of this submittal are in all respects true and accurate to the best of my knowledge and belief. I understand this application will not be formally accepted until all required information is received by the Land Use Review Division.

*LBH*      7/8/2024  
 Signature of Owner      Date

*LBH*      7/8/2024  
 Signature of Applicant      Date

**\*\*Applicant must provide all submittal exhibits for complete application\*\***

### Planner Authorization (CITY USE ONLY):

- Complete Application/Authorization
- Narrative
- Project Blurb
- Four (4) copies of exhibits

Date: \_\_\_\_\_

Assigned to: \_\_\_\_\_

File No(s): \_\_\_\_\_

\_\_\_\_\_



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30 S. Nevada Avenue, Suite 105 | Colorado Springs, CO 80901  
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Planner Authorization (CITY USE ONLY):

Complete Application/Authorization

Date: \_\_\_\_\_

Narrative

Assigned to: \_\_\_\_\_

Project Blurb

File No(s): \_\_\_\_\_

Four (4) copies of exhibits

\_\_\_\_\_

July 8, 2024

Luke & AnneMichelle Johnson  
2116 N Tejon St  
Colorado Springs, CO 80907

Dear Historic Preservation Board,

We are requesting approval of proposed modifications to our home at 2116 N Tejon Street which is located on the west side Tejon between E Jefferson Street and E Madison Street. This property is in the Northern Area of the North End Historic Preservation Overlay Zone and was built somewhere between 1912-1918.

The proposed changes include demolishing the existing landing on the rear of the house and replacing it with a 320 sq ft deck that will cover the area where there is an existing 16'x22' concrete patio. These modifications will be mostly blocked from view by the existing garage but will still be visible from certain viewpoints in the alley.

Relevant Design Standards / Landing & Deck Work:

A2 – Overall visual appearance of the rear elevation will be improved on several accounts:

- The existing wood landing structure has deteriorated quickly due to the amount of direct sun plus reflected sunlight/heat from the large concrete pad in the afternoon. Covering up the concrete will result in a better maintained appearance and a safer structure overall.
- Metal railings that will obstruct the view of the rear of the house less than the existing wood railings.
- The underside of the deck will be enclosed, mimicking the exposed concrete/stucco foundation of the original house rather than leaving a large open exposed area underneath.
- The added south-side stair will help to conceal the A/C condenser from view from the alley.

A4 – The modified deck design will be approx. 30" higher than the existing concrete patio so it will improve the views of the mountains to the west from the rear of the house, without obstructing views from elsewhere.

A8, B2 – Although composite materials will be used for the decking and fascia, they have a wood-grain to simulate the texture/appearance of wood and will be safer and maintain a quality appearance over a longer period of time.

Rear Elevation Configuration:

In preliminary discussions with the historic planning board, it was noted that the existing rear elevation configuration does not exactly match the rear elevation from the 2015 Report of Acceptability (AR R 15-00314-HPB), including a wider landing to encompass French doors and some window modifications. We are unsure how the contractor handled these modifications without amendment to the Report of Acceptability, but it appears the landing modification was at least permitted and inspected by PPRBD:

05-2-2016 11:02 AM

JACKSON\_HOMES.LLC

Building

BSP (Building Trip or Splice Special Inspection) Fee @ Dan.M.

Trip or Splice fee needs to be paid prior to requesting another inspection. PAID (REC#1327039) PLAN SPLICE FEE: \$50 by: DANM for Construction: Extend original rear deck by 15'-6"

## Log Entries [?](#)

Date	Department	Status	Splice #	Reviewer	Comments
5/2/2...	Construction	Approved	1	<a href="#">DANM</a>	Extend original rear deck by 15'-6"
8/6/2...	Out to Review	Pending Review	Original		Location = Out to Review by RUSSELL
8/6/2...	Mechanical	Approved	Original	RUSSELL	
8/3/2...	DRE Large Bin	Pending Review	Original		Location = DRE Large Bin by MMCCONNELL
8/3/2...	CO Springs DRE	Approved	Original	<a href="#">MMCCO...</a>	MGM: 8/3/15: Interior remodel and Addition per AR R 15-00314 ( <a href="#">see full review</a> )

Although we are not proposing any changes to the existing doors or windows, and the design standards (page 2, first bullet) indicate that "Rehabilitation of one portion of a structure will not trigger a requirement that separate portions be returned to their original appearance", these elements do appear on the rear elevation and pictures submitted with this application and we would like to clear up this issue at this time in order to avoid any future concern. Relevant design standards to the 2015 construction differences include:

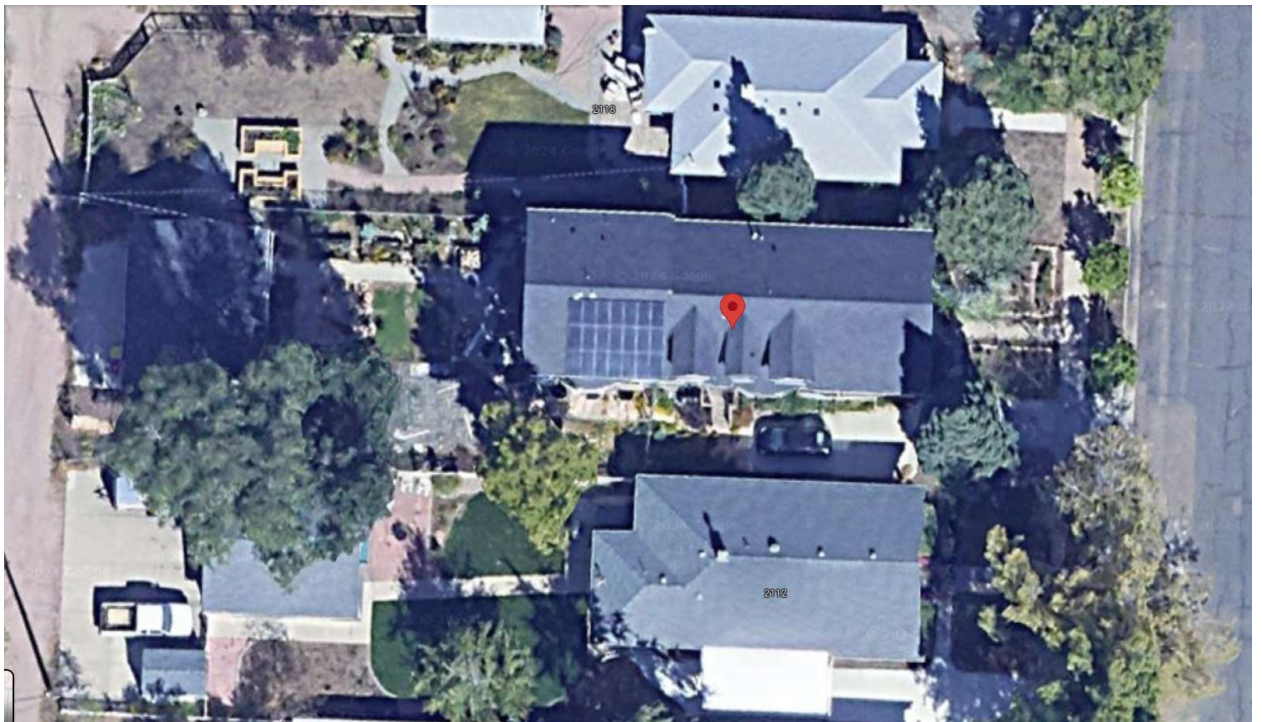
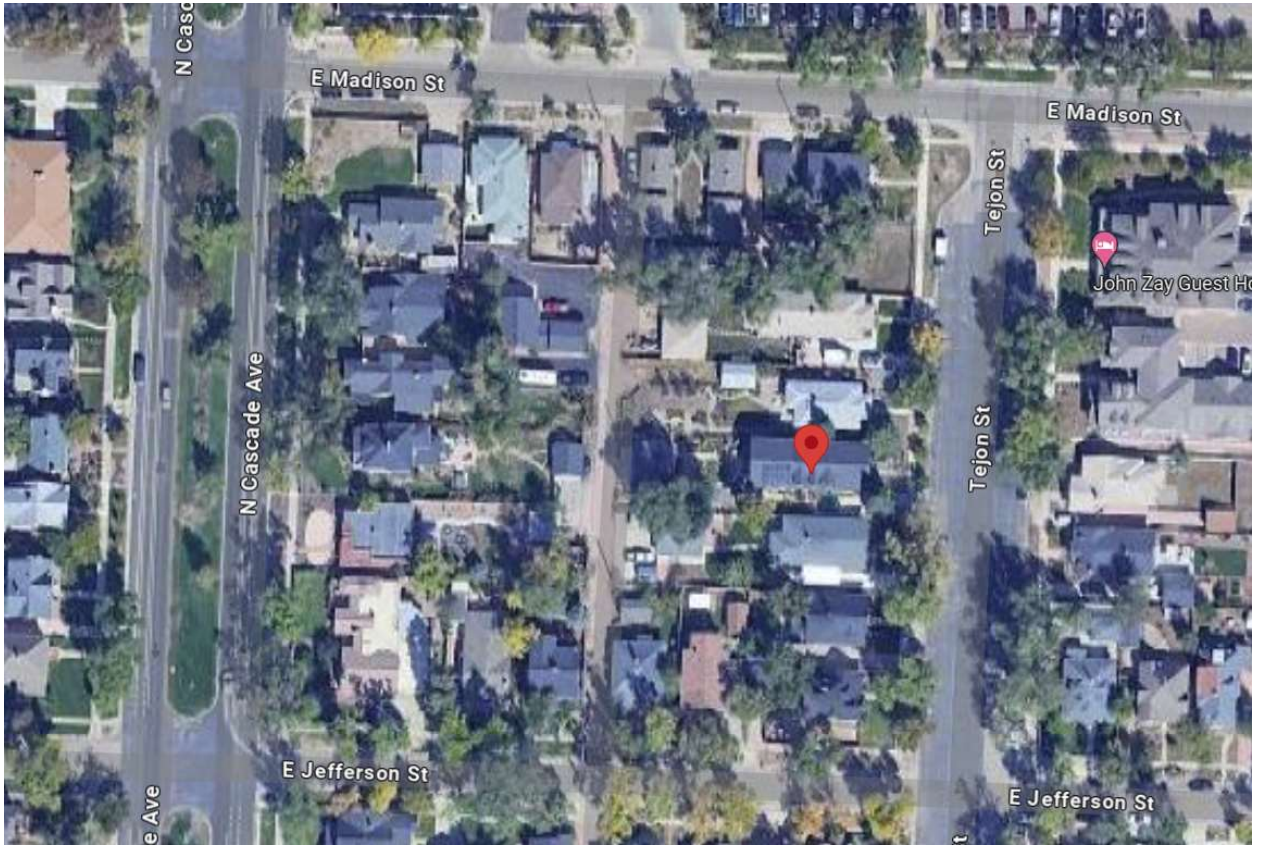
A2 – The original house's Craftsman style elements were followed to maintain overall visual integrity. The trim work around the windows and doors matches the original trim style and the window pane divider arrangement on the top sash also matches the original house style. In addition, swing-type French doors were installed instead of a lower-cost sliding type door.

A8, B2 – The windows and French doors are of wood construction to match the original materials used, but double-paned for energy efficiency.

Thank You for considering our application,

Luke & AnneMichelle Johnson

### Vicinity Map



**SITE PLAN**

**Owner Name:**  
Ann Michelle Johnson

**Address:**  
2116 N Tejon St. C/S  
CO.80907

**Property TSN:**

**Zone District:**

**Legal Description:**

**Lot Size:**

**Height of Proposed Structure:**

**1st Floor SF:**

**Garage SF:**

**Proposed Structure SF:**

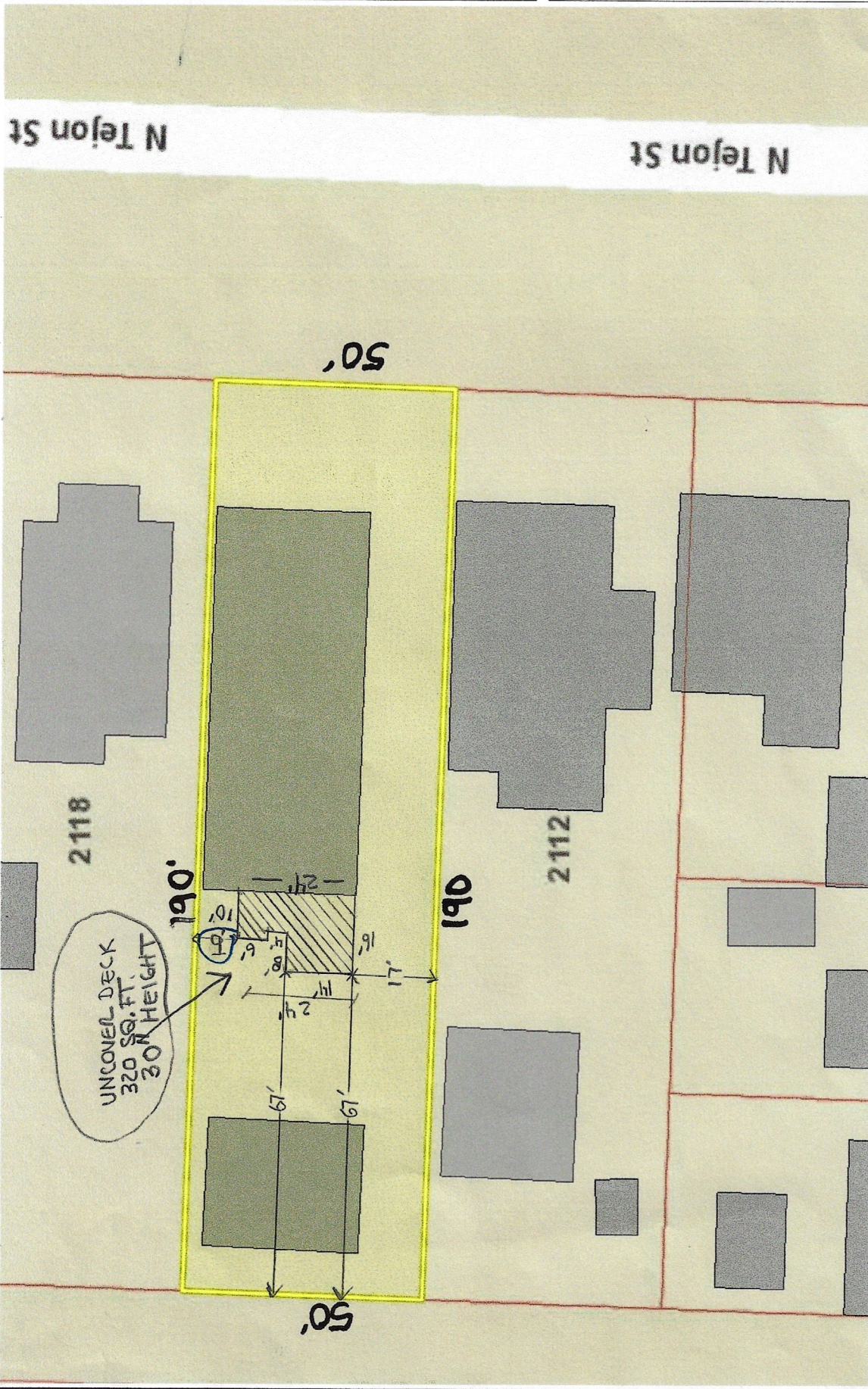
**Lot Coverage:**

**Legend**

- Parcels
- Short-Term Rentals
- Building Footprints

1:240

Disclaimer: By submitting this site plan the applicant confirms all property line dimensions, and structure information true and accurate.



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40.0  
20.00  
0  
40.0 Feet

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0602\_Feet  
© Latitude Geographics Group Ltd.

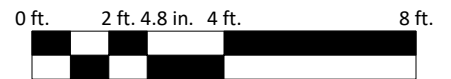
zone RA HP





**Materials:** (all wood unknown grade)

- Posts: 4x4 wood
- Framing: wood
- Fascia & skirting: wood
- Decking and rail tops: wood
- Posts: 4x4 wood
- Rails: 1.5 wood

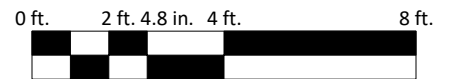


**EXISTING REAR ELEVATION  
2116 N. TEJON ST**



**Materials:**

- Posts: 6x6 Redwood
- Framing: Dry pressure treated KDTA
- Fascia & skirting: Composite (Miratec or similar)
- Decking and rail tops: Composite (Fiberon or similar)
- Posts: 3x3 Steel (black)
- Rails: Steel (black)
- Borders: Composite (Fiberon or similar)



**PROPOSED REAR ELEVATION  
2116 N. TEJON ST**



**Existing rear landing**



**Proposed Deck Addition**



(note: decking will be a brown shade to mimic wood, not gray per the rendering)

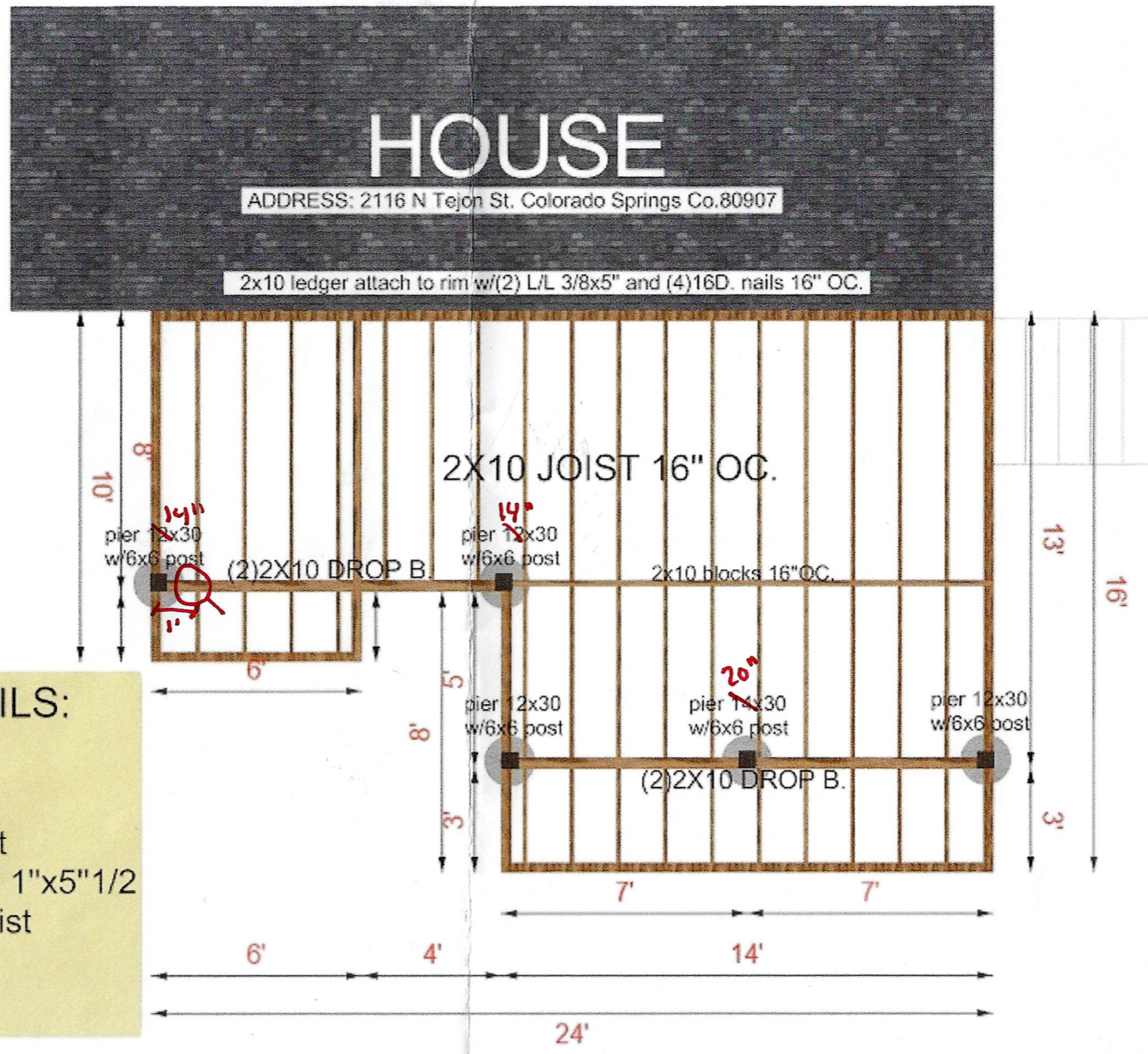
# HOUSE

ADDRESS: 2116 N Tejon St. Colorado Springs Co. 80907

2x10 ledger attach to rim w/(2) L/L 3/8x5" and (4) 16D. nails 16" OC.

**DECK DETAILS:**  
deck 320 sq. ft.  
deck height 30"  
steel rail 37" height  
composite decking 1"x5" 1/2  
perpendicular to joist

*NO*  
HOT TUBS'



Released for Permit  
JUN 10 2024  
CH  
RBD Construction